

After recording return to:

Robert D. Burton, Esq.

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

rburton@winstead.com

FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
NAVARRO RANCH COMMUNITY ASSOCIATION, INC.

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF NAVARRO RANCH COMMUNITY ASSOCIATION, INC., RECORDED AS DOCUMENT NOS. 202299017681, 202399003297, 202399023164, AND 202499015067 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

The undersigned, being an officer of Navarro Ranch Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Navarro Ranch.
2. The name of the Association: Navarro Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Guadalupe County, Texas, as more particularly described on Exhibit "A" to the Navarro Ranch Master Covenant [Residential], recorded as Document No. 202199037189 in the Official Public Records of Guadalupe County, Texas (the "Covenant"), and any portion of property made subject to the Covenant by a recordation of notice of land.
4. The recording data for the documents: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Navarro Ranch Community Association, Inc., c/o CCMC, 6014 Angel Place, Seguin, Texas 78155, Attention: Kevin Baldwin.
6. The mailing address of the person managing the Association:

Name:	Capital Consultant Management Company (CCMC)
Attn:	Delores Ferguson
Mailing Address:	8360 E. Via De Ventura, Suite L100
	Scottsdale, Arizona 85258
Telephone Number:	480-921-7500
Email Address:	dferguson@ccmcnet.com

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1. Website to access the Association's dedicatory instruments: www.navarroranchlife.com
2. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$750.00.

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format,
\$300.00 per questionnaire for custom format.

Resale Trustee/Lender Sale Fee - \$375.00 per transaction.

Refinance/Lien Estoppel Fee - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel Fee - \$375.00 per package (\$50 per lot for
Developer to Builder.

Resale Disclosure Update - \$75.00.

Community Enhancement Fee – Amount equal to one fourth of one percent
(0.25%) of the Transfer Price (as such term is
defined in the Covenant).

Returned Payment Fee - \$30.00 for each returned item.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 9th day of December, 2024.

NAVARRO RANCH COMMUNITY ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]

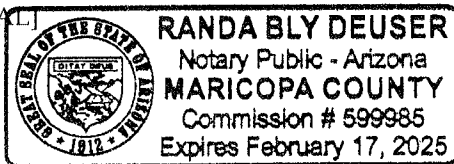
Name: Delores Ferguson

Title: Chief Customs Officer

THE STATE OF Arizona §
COUNTY OF Maricopa §

This instrument was acknowledged before me on 9th day of December 2024, by Delores Ferguson, the Chief Customs Officer of Navarro Ranch Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature
Randa Bly Deuser

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ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Navarro Ranch Master Covenant [Residential] recorded under Document No. 202199037189, in the Official Public Records of Guadalupe County, Texas.
2. Navarro Ranch Development Area Declaration [Residential] recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
3. Navarro Ranch Community Enhancement Covenant [Residential] recorded under Document No. 202199039041, in the Official Public Records of Guadalupe County, Texas.
4. Navarro Ranch Design Guidelines, recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
5. Navarro Ranch Community Manual, recorded under Document No. 202199039586, in the Official Public Records of Guadalupe County, Texas.
6. Navarro Ranch Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 202499030244 , in the Official Public Records of Guadalupe County, Texas.
7. Navarro Ranch Notice of Applicability [Unit 1A], recorded under Document No. 202199039109, in the Official Public Records of Guadalupe County, Texas.
8. First Supplement to the Community Manual, recorded under Document No. 202299017671, in the Official Public Records of Guadalupe County, Texas.
9. Navarro Ranch Notice of Addition of Land, recorded under Document No.202299030573, in the Official Public Records of Guadalupe County, Texas.
10. Navarro Ranch Notice of Applicability [Unit 2A], recorded under Document No. 202299030574, in the Official Public Records of Guadalupe County, Texas.
11. Navarro Ranch Notice of Applicability [Unit 2B], recorded under Document No. 202299030575, in the Official Public Records of Guadalupe County, Texas.
12. Navarro Ranch Second Supplement to Community Manual, recorded under Document No. 202399003283, in the Official Public Records of Guadalupe County, Texas.
13. Navarro Ranch Notice of Applicability [Units 1B & 1C], recorded under Document No. 202399003286, in the Official Public Records of Guadalupe County, Texas.
14. Navarro Ranch Notice of Applicability [Unit 2C], recorded under Document No. 202399021572, in the Official Public Records of Guadalupe County, Texas.
15. Navarro Ranch Third Supplement to Community Manual, recorded under Document No. 202399023124, in the Official Public Records of Guadalupe County, Texas.

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16. Navarro Ranch Notice of Applicability [Units 4, 5 & 7], recorded under Document No. 202499000532, in the Official Public Records of Guadalupe County, Texas.
17. Navarro Ranch Notice of Addition of Land and Notice of Applicability [Jaro South Unit 1], recorded under Document No. 202499014973, in the Official Public Records of Guadalupe County, Texas.
18. Navarro Ranch Fourth Supplement to Community Manual, recorded under Document No. 202499030289, in the Official Public Records of Guadalupe County, Texas.
19. Navarro Ranch Notice of Applicability [Unit 3A], recorded under Document No. 202499023125, in the Official Public Records of Guadalupe County, Texas.

202499030310

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
12/10/2024 03:08:36 PM PAGES: 5 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel